WARRANTY DEED

PHYLLIS KEENAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/11/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark P. Onstott and Janis L. Onstott	Mark P. Onstott and Janis L. Onstott	172010A03100 CO
(NAME)	(NAME)	
41 Nickleby Down	SAME	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joel Wesley Smith and wife, Lorri Garvin Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark P. Onstott and wife, Janis L. Onstott, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Copperfield Revised, as of record in Plat Book 6900, pages 555-559, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joel Wesley Smith and wife, Lorri Garvin Smith, by deed of record in Instrument Number 20020503-0054707, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Copperfield Revised of record in Plat Book 6900, pages 145, 146, 147, 148, & 149 and revised in Book 6900, pages 555, 556, 557, 558, & 559, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6779, Page 296, Book 6783, Page 973, Book 7071, Page 482, Book 7208, Page 889, Register's Office for Davidson County, Tennessee. Easements of record in Book 2437, Page 8, Book 2438, Page 376, Book 7593, Page 488, Book 7593, Page 511, Register's Office for Davidson County, Tennessee. Charter of Copperfield HOA of record in Book 7200, page 824, Book 7496, page 162, and Book 7500, page 941, Register's Office for Davidson County, Tennessee. Deed to Copperfield HOA of record in Book 7150, page 358, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 41 Nickleby Down, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130032760 DEEDWARR
Recvd: 04/22/13 11:19 2 pgs
Fees:13.00 Taxes:1198.80

20130422-0039713

Witness our hands this 17th day of April 2013.

Joel Wesley Smith

Lorri Garvin Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel Wesley Smith and Lorri Garvin Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 17th day of April 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017